





LOCATION

The property can be found in the residential area of Quinton close to it's borders with Harborne giving excellent access to local amenities including the Queen Elizabeth Hospital and Tesco and Asda supermarkets. There are bus routes into Birmingham City Centre and motorway access at junctions 2 and 3 of the M5. The property can be located travelling from the agents office along Ridgacre Road, turn right into Highfield Lane then continue along here turning left into Rutters Meadow where the property can be found on the left hand side as indicated by the agents for sale board.

DESCRIPTION

Quality refurbished mid terraced home set in popular cul-de-sac location and has no upward chain. The accommodation is superbly presented throughout and briefly comprises on the ground floor of an entrance porch, entrance hall, downstairs WC, kitchen diner with integrated appliances and lounge overlooking the rear garden. On the first floor there is a landing, two double bedrooms one with a walk in wardrobe, single bedroom and bathroom. Externally there are gardens to the front with on street parking available and to the rear there is a garden with sunny aspect. The property benefits from upvc double glazing and gas central heating with new combi boiler fitted. EPC Rating: C

Upvc door leads to Entrance Porch

Entrance Porch

Having meter cupboard and door to entrance hall.

Entrance Hall

Fitted with laminate flooring and having single panel radiator, stairs to first floor landing, under stairs recess, ceiling light point and doors to all ground floor rooms.

Downstairs WC

Front Facing - Having low level wc, sink set into vanity unit and ceiling light point.

Kitchen/Diner 16' 5" x 9' 5" (5.00m x 2.87m)

Front Facing - Fitted with a range of wall and base units with work surfaces over courtesy tiling, inset sink unit, built in eye level electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge freezer, laminate flooring, single panel radiator, wall mounted combination gas central heating boiler and recessed ceiling lights.

Lounge 15' 11" x 12' 1" (4.85m x 3.68m)

Rear Facing - Having laminate flooring, single panel radiator, recessed ceiling lights and patio door to rear garden.

First Floor Landing

Having doors to bedrooms and bathroom, store, ceiling light point and access to loft space.

Bedroom One 13' 10" x 9' 6" (4.21m x 2.89m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 12' 2" x 8' 7" (3.71m x 2.61m)

Rear Facing - Having walk in wardrobe/store, single panel radiator and ceiling light point.

Bedroom Three 9' 2" x 7' 3" (2.79m x 2.21m)

Rear Facing - Having single panel radiator and ceiling light point.

Bathroom 8' 7" x 5' 6" (2.61m x 1.68m)

Front Facing - Fitted with suite comprising paneled bath, with mixer shower over and screen, low level wc, pedestal wash hand basin, laminate tiled flooring, heated towel rail, tiling to walls, extractor and recessed ceiling lights.

Front Garden

Set back from the road with lawned foregarden and central paved pathway. There is on street parking in the cul-de-sac.

Rear Garden

Having sunny aspect with paved patio area and brick store, the remainder being predominantly laid to lawn with borders and gated rear pedestrian access.

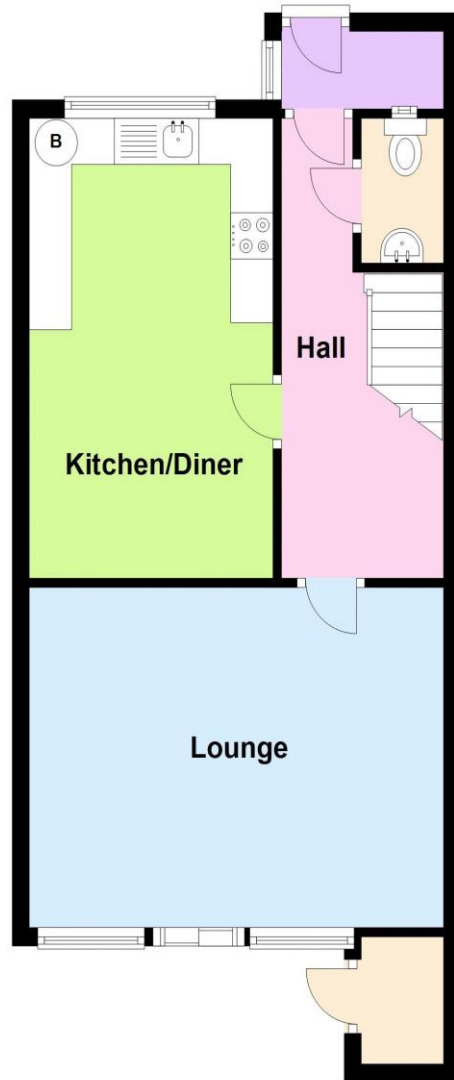
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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